



NorthTown

LIVINGSTON

LIVINGSTON, MONTANA

LIVABLE. AFFORDABLE. AUTHENTIC.

**"ONE OF THE MOST
BEAUTIFUL MAIN STREETS
IN AMERICA"**

~ ARCHITECTURAL DIGEST

**"...LIVINGSTON IS POSSIBLY
THE MOST AWESOME PLACE
ON EARTH."**

~ ANTHONY BOURDAIN *PARTS UNKNOWN* / CNN

**"ONE OF "AMERICA'S
TOP 5 COOLEST TOWNS
TO BUY A VACATION HOME"**

~ FORBES

FOR MORE INFORMATION, OR TO BE PLACED ON OUR PRIORITY LIST FOR YOUR CHOICE OF HOMESITE, CONTACT:

406.522.8700 WWW.NORTHTOWNLIVINGSTON.COM

**"MONTANA IS THE LANDSCAPE
THAT GENERATIONS OF DREAMERS,
ADVENTURERS, EXPLORERS,
CRACKPOTS, AND HEROES
FOUGHT AND DIED FOR.
IT'S ONE OF THE MOST BEAUTIFUL
PLACES ON EARTH.
THERE IS NO PLACE LIKE IT."**

~ ANTHONY BOURDAIN



HISTORIC LIVINGSTON

Livingston has always been an important part of connecting the west. In 1806, **Captain William Clark**, **Sacajewea**, and other members of the **Corps of Discovery** camped here while following the Yellowstone River. Eighty years later, the **Northern Pacific Railway** chose the area as an important stop along the route, and named the town after its director **Johnston Livingston**. The railroad gave life to the town until the 1980s, and since then Livingston continues to connect people with the western spirit through tourism, the arts, and providing a spectacular place to live.

- Historic legend **Calamity Jane** called Livingston home for several decades in the late 1800s.
- In 1938, **Dan Bailey** started his legendary flyfishing business, and it is still a destination for anglers today.
- In 2016, Livingston was named **Montana's Outstanding Film Community**.
- Livingston was **2017's Montana Office Of Tourism and Business Development's Community of the Year**.



**"YOU CAN'T BE UNHAPPY
IN THE MIDDLE OF A BIG,
BEAUTIFUL RIVER."**

~ JIM HARRISON

LIVABLE, AFFORDABLE, AUTHENTIC

Located along the legendary **Yellowstone River** and guarded by the **Absaroka**, the **Crazy**, and the **Bridger Mountains**, Livingston is a hard-working and vibrant town of just over **7,000 people**. With an inviting mix of classic and modern Montana lifestyles, Livingston is home to a wide variety of community events such as the **Livingston Hoot Music Festival**, summer **Art Walks**, the **Livingston Roundup Rodeo** and **Fourth of July Parade**. It's an artistic person's paradise, a fisherman's piece of heaven, and an active person's year-round dream.

- Livingston's elevation is **4,500 feet**.
- **Top employment industries are:** Retail trade (15%); Manufacturing (15%); Construction (12%); Professional, scientific, and technical services (10%); Agriculture, forestry, fishing and hunting (6%); Mining, quarrying, and oil and gas extraction (6%); Accommodation and food services (5%)
- Livingston has been featured in many movies, most notably ***A River Runs Through It***, ***The Horse Whisperer***, ***Rancho Deluxe***, and ***A Plumm Summer***.
- **Yellowstone National Park** less than an hour's drive though the breath-taking **Paradise Valley**.



**"MY GRANDPARENTS
HOMESTEADED HERE,
AND MY ROOTS RUN DEEP."**

~ MATT FAURE, DEVELOPER

NORTHTOWN

NORTHTOWN NEIGHBORHOOD

NorthTown is conveniently located at North 9th Street and Scenic Drive, eight blocks from downtown Livingston. NorthTown offers the best of in-town living, with all the attributes one would expect when surrounded by the natural beauty of Montana.

- HomeSites from 7,000 – 10,000 sq. ft.
- Full City Services
- 40% Open Space
- **EACH** HomeSite Adjacent to Open Space
- 8 Blocks from Downtown
- Astounding Views
- Tremendous Value from \$59,900
- Realtors and Investors Welcome





NORTHTOWN



DOWNTOWN LIVINGSTON

I-90

**BOZEMAN/
YELLOWSTONE
AIRPORT**
30 minutes

BOZEMAN
20 minutes

BIG SKY
70 minutes

ENNIS



Lone Mountain

GARDINER

**YELLOWSTONE
NATIONAL PARK**
40 minutes

**WEST
YELLOWSTONE**
200 minutes



Old Faithful

PRAY

I-90

LIVINGSTON

RED LODGE
120 minutes



Beartooth Mountains



Crazy Mountains

Yellowstone River

BILLINGS
90 minutes



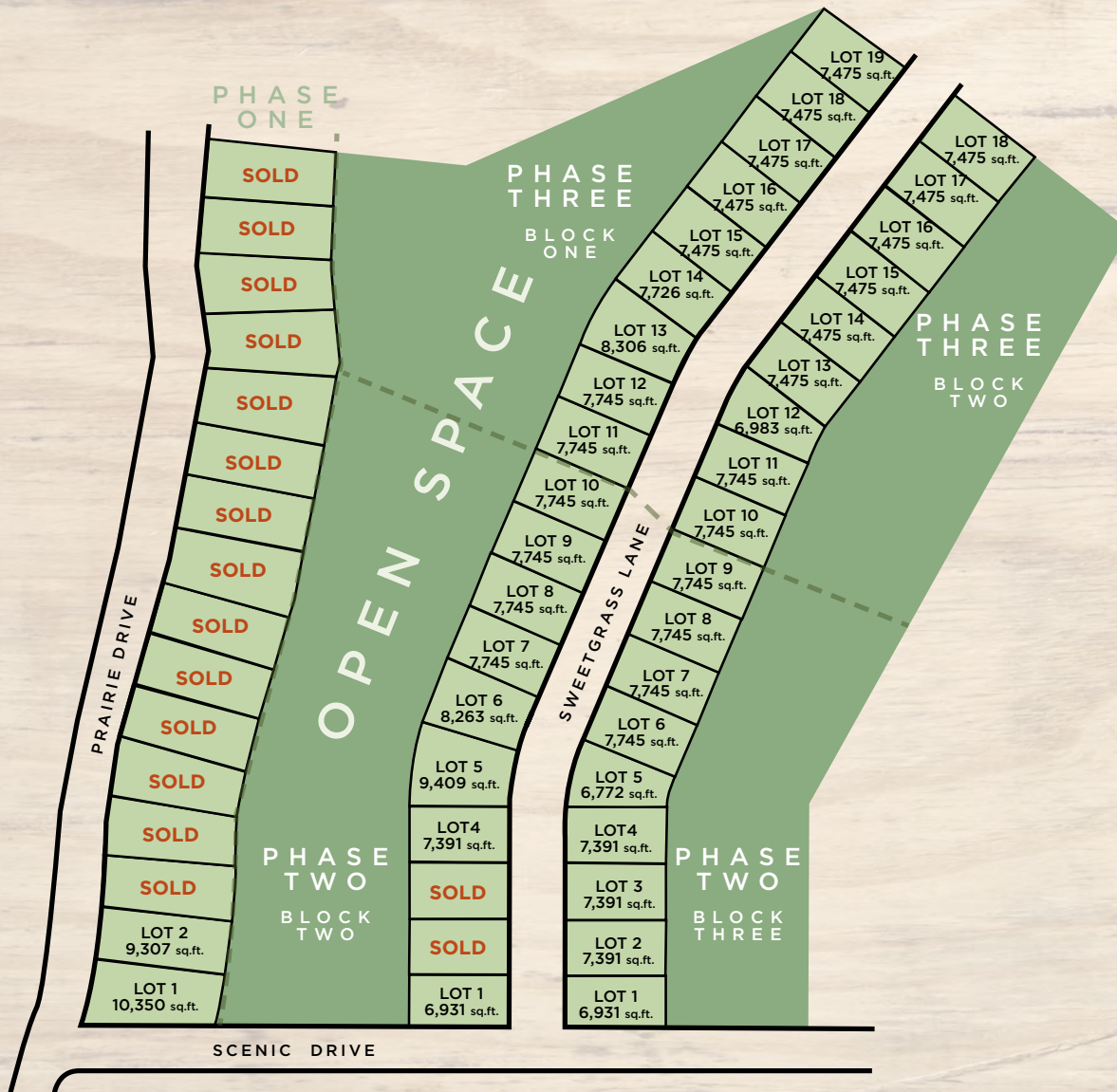
**LIVINGSTON:
CENTER OF
MONTANA LIFESTYLE
OF ADVENTURE**



"NORTHTOWN WILL SOON BE KNOWN AS THE BEST LIVINGSTON HAS TO OFFER FOR LOCATION, CONVENIENCE AND PRIDE OF OWNERSHIP."

~ BILL MUHLENFELD, DEVELOPER

AVAILABLE HOMESITES AND PRICING



PHASE 1 • BLOCK 1

Lot 1	\$65,900	Lot 9	SOLD
Lot 2	\$64,900	Lot 10	SOLD
Lot 3	SOLD	Lot 11	SOLD
Lot 4	SOLD	Lot 12	SOLD
Lot 5	SOLD	Lot 13	SOLD
Lot 6	SOLD	Lot 14	SOLD
Lot 7	SOLD	Lot 15	SOLD
Lot 8	SOLD	Lot 16	SOLD

PHASE 2 • BLOCK 1

Lot 1	\$59,900
Lot 2	SOLD
Lot 3	SOLD
Lot 4	\$65,900
Lot 5	\$73,900
Lot 6	\$70,900
Lot 7	\$65,900
Lot 8	\$65,900
Lot 9	\$65,900
Lot 10	\$65,900

PHASE 2 • BLOCK 2

Lot 1	\$63,900
Lot 2	\$69,900
Lot 3	\$69,900
Lot 4	\$69,900
Lot 5	\$64,900
Lot 6	\$69,900
Lot 7	\$69,900
Lot 8	\$69,900
Lot 9	\$69,900

PHASE 3 • BLOCK 1

Lot 11	\$TBD
Lot 12	\$TBD
Lot 13	\$TBD
Lot 14	\$TBD
Lot 15	\$TBD
Lot 16	\$TBD
Lot 17	\$TBD
Lot 18	\$TBD
Lot 19	\$TBD

PHASE 3 • BLOCK 2

Lot 10	\$TBD
Lot 11	\$TBD
Lot 12	\$TBD
Lot 13	\$TBD
Lot 14	\$TBD
Lot 15	\$TBD
Lot 16	\$TBD
Lot 17	\$TBD
Lot 18	\$TBD

PHASE ONE



PHASE 1 BLOCK 1	Lot 1	\$65,900
	Lot 2	\$64,900
	Lot 3	SOLD
	Lot 4	SOLD
	Lot 5	SOLD
	Lot 6	SOLD
	Lot 7	SOLD
	Lot 8	SOLD
	Lot 9	SOLD
	Lot 10	SOLD
	Lot 11	SOLD
	Lot 12	SOLD
	Lot 13	SOLD
	Lot 14	SOLD
	Lot 15	SOLD
	Lot 16	SOLD

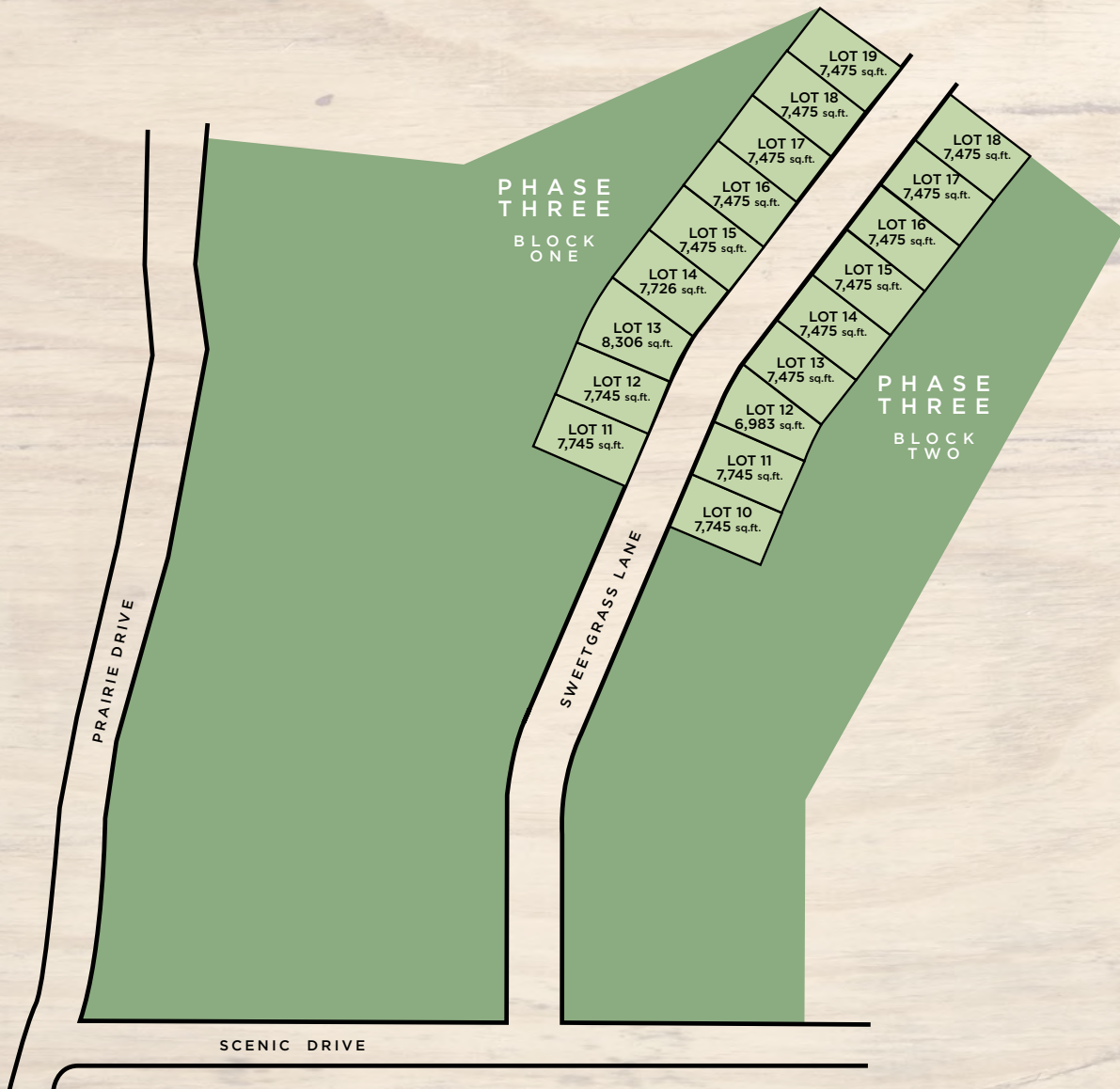
PHASE TWO



PHASE 2 BLOCK 1	Lot 1	\$59,900
	Lot 2	SOLD
	Lot 3	SOLD
	Lot 4	\$65,900
	Lot 5	\$73,900
	Lot 6	\$70,900
	Lot 7	\$65,900
	Lot 8	\$65,900
	Lot 9	\$65,900
	Lot 10	\$65,900

PHASE 2 BLOCK 2	Lot 1	\$63,900
	Lot 2	\$69,900
	Lot 3	\$69,900
	Lot 4	\$69,900
	Lot 5	\$64,900
	Lot 6	\$69,900
	Lot 7	\$69,900
	Lot 8	\$69,900
	Lot 9	\$69,900

PHASE THREE



PHASE 3 BLOCK 1	Lot 11	\$TBD
	Lot 12	\$TBD
	Lot 13	\$TBD
	Lot 14	\$TBD
	Lot 15	\$TBD
	Lot 16	\$TBD
	Lot 17	\$TBD
	Lot 18	\$TBD
	Lot 19	\$TBD

PHASE 3 BLOCK 2	Lot 10	\$TBD
	Lot 11	\$TBD
	Lot 12	\$TBD
	Lot 13	\$TBD
	Lot 14	\$TBD
	Lot 15	\$TBD
	Lot 16	\$TBD
	Lot 17	\$TBD
	Lot 18	\$TBD

"IT SEEMS TO ME THAT MONTANA IS
A GREAT SPLASH OF GRANDEUR.
THE SCALE IS HUGE BUT NOT OVERPOWERING.
THE LAND IS RICH WITH GRASS AND COLOR,
AND THE MOUNTAINS ARE THE KIND I WOULD CREATE
IF MOUNTAINS WERE EVER PUT ON MY AGENDA."

~ JOHN STEINBECK

LOCATION, LOCATION, LOCATION



Livingston is the center for all of your Montana Lifestyle adventures. Close to world-class skiing in Big Sky, international airports, and Yellowstone National Park is in your backyard!



For More Information, OR To Be Placed on
Our Priority List for Your Choice of Homesite, Contact:
406.522.8700 www.norhtownlivingston.com

